



The Real Estate ANALYST

FEBRUARY 28
1958

Volume XXVII

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Number 8

Real Estate Economists, Appraisers and Counselors

CITY-BY-CITY COMPARISONS

SOME cities are being hit harder than others by the readjustment which is now taking place in general business. The charts on the following pages show a comparison of 98 cities in the United States. In each of these cities the last quarter of 1957 is compared with the last quarter of 1956.

The factors compared are real estate activity, mortgage activity, residential construction, bank debits to individual accounts, employment, wages, and department store sales. The percentage increase or decrease is shown in figures. The blue or red bars show increases or decreases.

REAL ESTATE ACTIVITY: There are real estate activity figures on 87 cities. In 71 of these cities real estate activity was lower in the fourth quarter of 1957 in comparison with the corresponding period of a year ago, while 16 showed an increase. The city with the biggest increase in real estate activity was Phoenix, Arizona, followed by Portland, Oregon; Nashville, Tennessee; Little Rock, Arkansas; and Atlanta, Georgia. The city making the poorest showing was Waterbury, Connecticut, followed by Youngstown, Ohio; New Haven, Connecticut; Boston, Massachusetts; and Bridgeport, Connecticut. The average (median) drop was 7.9%.

MORTGAGE ACTIVITY: There are mortgage activity figures on 89 cities. In 72 of these cities mortgage activity was lower in the fourth quarter of 1957 in comparison with the corresponding period of a year ago, while 17 showed an increase. The city with the highest mortgage activity was Savannah, Georgia, followed by Phoenix, Arizona; Riverside, California; El Paso, Texas; and Corpus Christi, Texas. The city showing the lowest relationship to a year ago was Waterbury, Connecticut, followed by New Haven, Connecticut; Holyoke, Massachusetts; Nassau County, New York; and Dayton, Ohio. The average (median) drop in mortgage activity was 15.4%.

RESIDENTIAL CONSTRUCTION: We have figures on 97 cities on the volume of residential construction. In 73 of these cities residential construction was lower in the fourth quarter of 1957 in comparison with the corresponding period of a year ago, while 24 showed an increase. The biggest increase was shown by New York, New York, followed by Houston, Texas; El Paso, Texas; Newark,

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ECONOMIC CONDITIONS BY CITIES

COMPARISON OF THE LAST QUARTER OF 1957 TO THE LAST QUARTER OF 1956

	DECREASE	0	INCREASE
AKRON	-9.0 REAL ESTATE +5.1 MORTGAGES -21.0 CONSTRUCTION +5.7 BANK DEBITS +3.4 EMPLOYMENT +5.1 WAGES -5.6 DEPT. STORE SALES		
ALLENTOWN	-2.3 REAL ESTATE MORTGAGES -19.0 CONSTRUCTION +4.9 BANK DEBITS -2.7 EMPLOYMENT +1.0 WAGES DEPT. STORE SALES	NOT AVAILABLE	
ATLANTA	+6.7 REAL ESTATE -1.4 MORTGAGES -24.0 CONSTRUCTION +2.0 BANK DEBITS +0.2 EMPLOYMENT +2.6 WAGES +1.1 DEPT. STORE SALES		
BALTIMORE	-9.4 REAL ESTATE -7.9 MORTGAGES -14.0 CONSTRUCTION +10.7 BANK DEBITS +0.5 EMPLOYMENT +1.1 WAGES -3.0 DEPT. STORE SALES		
BINGHAMTON	+0.5 REAL ESTATE -10.6 MORTGAGES -27.0 CONSTRUCTION +2.8 BANK DEBITS -1.3 EMPLOYMENT +2.2 WAGES -2.0 DEPT. STORE SALES		
BIRMINGHAM	+2.7 REAL ESTATE -1.9 MORTGAGES +11.0 CONSTRUCTION +3.5 BANK DEBITS -1.5 EMPLOYMENT +2.9 WAGES -3.8 DEPT. STORE SALES		
BOSTON	-25.2 REAL ESTATE -14.0 MORTGAGES -27.0 CONSTRUCTION +0.8 BANK DEBITS -0.2 EMPLOYMENT +3.1 WAGES 0.0 DEPT. STORE SALES		NO CHANGE

ECONOMIC CONDITIONS BY CITIES

COMPARISON OF THE LAST QUARTER OF 1957 TO THE LAST QUARTER OF 1956

	DECREASE	0	INCREASE
BRIDGEPORT	-24.2 REAL ESTATE -22.4 MORTGAGES -23.0 CONSTRUCTION -1.2 BANK DEBITS -1.0 EMPLOYMENT -0.3 WAGES -8.9 DEPT. STORE SALES		
BUFFALO	-10.0 REAL ESTATE -15.3 MORTGAGES -20.0 CONSTRUCTION -2.6 BANK DEBITS -2.0 EMPLOYMENT + 1.3 WAGES - 7.6 DEPT. STORE SALES		
CHATTANOOGA	-4.8 REAL ESTATE -0.3 MORTGAGES -15.0 CONSTRUCTION -1.5 BANK DEBITS -1.8 EMPLOYMENT + 6.4 WAGES + 0.2 DEPT. STORE SALES		
CHICAGO	-19.0 REAL ESTATE -9.0 MORTGAGES -20.0 CONSTRUCTION + 5.5 BANK DEBITS -0.7 EMPLOYMENT + 0.4 WAGES - 2.5 DEPT. STORE SALES		
CINCINNATI	-7.7 REAL ESTATE -5.9 MORTGAGES -7.0 CONSTRUCTION -0.1 BANK DEBITS -4.4 EMPLOYMENT -0.7 WAGES + 6.2 DEPT. STORE SALES		
CLEVELAND	-13.0 REAL ESTATE -5.4 MORTGAGES -9.0 CONSTRUCTION + 1.7 BANK DEBITS -4.0 EMPLOYMENT + 1.2 WAGES + 0.3 DEPT. STORE SALES		
COLUMBUS, OHIO	-7.6 REAL ESTATE -1.0 MORTGAGES -22.0 CONSTRUCTION + 8.9 BANK DEBITS -5.0 EMPLOYMENT + 8.1 WAGES - 2.7 DEPT. STORE SALES		

ECONOMIC CONDITIONS BY CITIES

COMPARISON OF THE LAST QUARTER OF 1957 TO THE LAST QUARTER OF 1956

	DECREASE	0	INCREASE
CORPUS CHRISTI REAL ESTATE			
+ 8.9 MORTGAGES			
-39.0 CONSTRUCTION			
+ 4.1 BANK DEBITS			
+ 0.5 EMPLOYMENT			
WAGES			
- 4.3 DEPT. STORE SALES			
DALLAS - 0.3 REAL ESTATE			
- 10.7 MORTGAGES			
+ 7.0 CONSTRUCTION			
+ 2.1 BANK DEBITS			
+ 2.5 EMPLOYMENT			
- 1.1 WAGES			
+ 4.0 DEPT. STORE SALES			
DAVENPORT + 4.6 REAL ESTATE			
- 11.0 MORTGAGES			
- 33.5 CONSTRUCTION			
+ 2.8 BANK DEBITS			
EMPLOYMENT			
WAGES			
DEPT. STORE SALES	NOT AVAILABLE	NOT AVAILABLE	NOT AVAILABLE
DAYTON - 17.5 REAL ESTATE			
- 22.7 MORTGAGES			
- 45.0 CONSTRUCTION			
- 1.3 BANK DEBITS			
- 6.7 EMPLOYMENT			
+ 1.9 WAGES			
DEPT. STORE SALES	NOT AVAILABLE		
DENVER - 16.2 REAL ESTATE			
- 12.4 MORTGAGES			
- 16.0 CONSTRUCTION			
+ 10.8 BANK DEBITS			
+ 2.0 EMPLOYMENT			
+ 6.2 WAGES			
+ 1.7 DEPT. STORE SALES			
DES MOINES + 0.3 REAL ESTATE			
MORTGAGES	NOT AVAILABLE		
- 16.0 CONSTRUCTION			
+ 6.5 BANK DEBITS			
+ 1.3 EMPLOYMENT			
+ 4.3 WAGES			
- 7.7 DEPT. STORE SALES			
DETROIT - 11.8 REAL ESTATE			
- 7.5 MORTGAGES			
- 30.0 CONSTRUCTION			
- 2.3 BANK DEBITS			
- 4.6 EMPLOYMENT			
- 1.8 WAGES			
- 3.7 DEPT. STORE SALES			

ECONOMIC CONDITIONS BY CITIES

COMPARISON OF THE LAST QUARTER OF 1957 TO THE LAST QUARTER OF 1956

	DECREASE	0	INCREASE
DULUTH	-12.6 REAL ESTATE MORTGAGES +10.0 CONSTRUCTION +0.2 BANK DEBITS -2.2 EMPLOYMENT -0.9 WAGES -5.3 DEPT. STORE SALES	NOT AVAILABLE	
ELIZABETH	-11.1 REAL ESTATE -6.7 MORTGAGES +5.0 CONSTRUCTION +4.7 BANK DEBITS EMPLOYMENT WAGES DEPT. STORE SALES		NOT AVAILABLE NOT AVAILABLE NOT AVAILABLE
EL PASO	REAL ESTATE +10.4 MORTGAGES +74.0 CONSTRUCTION +8.0 BANK DEBITS -0.2 EMPLOYMENT WAGES +1.7 DEPT. STORE SALES	NOT AVAILABLE	
EVANSVILLE	-16.2 REAL ESTATE -16.2 MORTGAGES -24.0 CONSTRUCTION +1.9 BANK DEBITS -0.3 EMPLOYMENT WAGES -13.3 DEPT. STORE SALES		NOT AVAILABLE
FALL RIVER	-20.1 REAL ESTATE -22.6 MORTGAGES -45.0 CONSTRUCTION +1.5 BANK DEBITS -5.1 EMPLOYMENT -0.5 WAGES DEPT. STORE SALES		NOT AVAILABLE
FLINT	-5.3 REAL ESTATE +5.2 MORTGAGES -38.0 CONSTRUCTION -1.1 BANK DEBITS -6.6 EMPLOYMENT +2.4 WAGES -10.7 DEPT. STORE SALES		
FORT WAYNE	-11.0 REAL ESTATE -11.0 MORTGAGES +15.0 CONSTRUCTION +1.8 BANK DEBITS -3.4 EMPLOYMENT WAGES -5.6 DEPT. STORE SALES		NOT AVAILABLE

ECONOMIC CONDITIONS BY CITIES

COMPARISON OF THE LAST QUARTER OF 1957 TO THE LAST QUARTER OF 1956

DECREASE

0

INCREASE

FORT WORTH	-9.8 REAL ESTATE		
	-15.3 MORTGAGES		
	+2.0 CONSTRUCTION		
	-1.7 BANK DEBITS		
	-3.7 EMPLOYMENT		
	+3.0 WAGES		
	-3.7 DEPT. STORE SALES		
FRESNO	REAL ESTATE	NOT AVAILABLE	
	-17.1 MORTGAGES		
	-13.0 CONSTRUCTION		
	-2.9 BANK DEBITS		
	-19.8 EMPLOYMENT		
	0.0 WAGES		NO CHANGE
	-4.4 DEPT. STORE SALES		
GALVESTON	REAL ESTATE	NOT AVAILABLE	
	+0.2 MORTGAGES		
	-16.0 CONSTRUCTION		
	-5.9 BANK DEBITS		
	+1.1 EMPLOYMENT		
	WAGES	NOT AVAILABLE	
	DEPT. STORE SALES	NOT AVAILABLE	
GARY	-0.7 REAL ESTATE		
	-0.7 MORTGAGES		
	-39.0 CONSTRUCTION		
	+0.6 BANK DEBITS		
	EMPLOYMENT	NOT AVAILABLE	
	WAGES	NOT AVAILABLE	
	-7.3 DEPT. STORE SALES		
GRAND RAPIDS	-2.3 REAL ESTATE		
	-7.7 MORTGAGES		
	-23.0 CONSTRUCTION		
	-0.7 BANK DEBITS		
	-10.5 EMPLOYMENT		
	0.0 WAGES		NO CHANGE
	-6.4 DEPT. STORE SALES		
HARTFORD	-4.6 REAL ESTATE		
	-12.7 MORTGAGES		
	-17.0 CONSTRUCTION		
	+10.4 BANK DEBITS		
	+2.8 EMPLOYMENT		
	-5.0 WAGES		
	DEPT. STORE SALES	NOT AVAILABLE	
HOLYOKE	-10.3 REAL ESTATE		
	-25.6 MORTGAGES		
	-31.0 CONSTRUCTION		
	+4.9 BANK DEBITS		
	-2.4 EMPLOYMENT		
	-1.3 WAGES		
	DEPT. STORE SALES	NOT AVAILABLE	

ECONOMIC CONDITIONS BY CITIES

COMPARISON OF THE LAST QUARTER OF 1957 TO THE LAST QUARTER OF 1956

DECREASE

0

INCREASE

HOUSTON	+6.4 REAL ESTATE		
	-19.7 MORTGAGES		
	+77.0 CONSTRUCTION		
	-0.4 BANK DEBITS		
	+3.2 EMPLOYMENT		
	+6.8 WAGES		
	-4.0 DEPT. STORE SALES		
INDIANAPOLIS	-12.7 REAL ESTATE		
	-15.0 MORTGAGES		
	-17.0 CONSTRUCTION		
	+4.8 BANK DEBITS		
	+0.1 EMPLOYMENT		
	WAGES	NOT AVAILABLE	
	-4.3 DEPT. STORE SALES		
JACKSONVILLE	-9.7 REAL ESTATE		
	-10.4 MORTGAGES		
	+14.0 CONSTRUCTION		
	+10.6 BANK DEBITS		
	+3.1 EMPLOYMENT		
	+2.2 WAGES		
	-2.6 DEPT. STORE SALES		
JERSEY CITY	-3.9 REAL ESTATE		
	+3.2 MORTGAGES		
	-57.0 CONSTRUCTION		
	0.0 BANK DEBITS		
	-1.7 EMPLOYMENT		
	+1.6 WAGES		
	DEPT. STORE SALES	NOT AVAILABLE	
KALAMAZOO	-7.5 REAL ESTATE		
	-5.1 MORTGAGES		
	-7.0 CONSTRUCTION		
	+1.8 BANK DEBITS		
	EMPLOYMENT		
	WAGES		
	-8.7 DEPT. STORE SALES	NOT AVAILABLE	
KANSAS CITY	+0.1 REAL ESTATE		
	MO. -13.3 MORTGAGES		
	-33.0 CONSTRUCTION		
	+3.3 BANK DEBITS		
	EMPLOYMENT		
	WAGES		
	-3.0 DEPT. STORE SALES	NOT AVAILABLE	
LAWRENCE	-3.3 REAL ESTATE		
	-4.8 MORTGAGES		
	-31.0 CONSTRUCTION		
	+1.4 BANK DEBITS		
	EMPLOYMENT		
	WAGES		
	DEPT. STORE SALES	NOT AVAILABLE	

ECONOMIC CONDITIONS BY CITIES

COMPARISON OF THE LAST QUARTER OF 1957 TO THE LAST QUARTER OF 1956

	DECREASE	0	INCREASE
LITTLE ROCK	+7.3 REAL ESTATE -7.6 MORTGAGES -11.0 CONSTRUCTION +7.4 BANK DEBITS +1.8 EMPLOYMENT +3.0 WAGES -2.2 DEPT. STORE SALES		
LOS ANGELES	-17.0 REAL ESTATE -12.7 MORTGAGES -2.0 CONSTRUCTION +10.9 BANK DEBITS +1.8 EMPLOYMENT +0.9 WAGES -3.0 DEPT. STORE SALES		
LOUISVILLE	-13.4 REAL ESTATE 0.0 MORTGAGES -37.0 CONSTRUCTION -3.2 BANK DEBITS -4.1 EMPLOYMENT +4.6 WAGES -3.8 DEPT. STORE SALES	NO CHANGE	
LOWELL	-10.8 REAL ESTATE -10.8 MORTGAGES -49.0 CONSTRUCTION +1.6 BANK DEBITS EMPLOYMENT WAGES -1.0 DEPT. STORE SALES		
MEMPHIS	-4.7 REAL ESTATE -12.7 MORTGAGES -14.0 CONSTRUCTION -3.4 BANK DEBITS -0.2 EMPLOYMENT +3.0 WAGES -7.0 DEPT. STORE SALES		
MIAMI	-9.4 REAL ESTATE -0.4 MORTGAGES +9.0 CONSTRUCTION +9.4 BANK DEBITS +8.0 EMPLOYMENT +4.4 WAGES +4.1 DEPT. STORE SALES		
MILWAUKEE	-8.2 REAL ESTATE -13.7 MORTGAGES +15.0 CONSTRUCTION +3.7 BANK DEBITS -0.6 EMPLOYMENT +0.4 WAGES -3.4 DEPT. STORE SALES		

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ECONOMIC CONDITIONS BY CITIES

COMPARISON OF THE LAST QUARTER OF 1957 TO THE LAST QUARTER OF 1956

DECREASE

0

INCREASE

MINNEAPOLIS

- 7.1 REAL ESTATE
- 12.2 MORTGAGES
- 32.0 CONSTRUCTION
- + 3.0 BANK DEBITS
- + 0.3 EMPLOYMENT
- + 2.3 WAGES
- + 5.7 DEPT. STORE SALES

MOBILE

- REAL ESTATE
- MORTGAGES
- +32.0 CONSTRUCTION
- + 3.0 BANK DEBITS
- + 3.4 EMPLOYMENT
- +13.5 WAGES
- 1.7 DEPT. STORE SALES

NOT AVAILABLE	
NOT AVAILABLE	

NASHVILLE

- + 8.3 REAL ESTATE
- + 8.8 MORTGAGES
- 41.0 CONSTRUCTION
- + 4.9 BANK DEBITS
- + 1.4 EMPLOYMENT
- + 3.1 WAGES
- + 3.8 DEPT. STORE SALES

NASSAU CO.

- +19.7 REAL ESTATE
- 23.5 MORTGAGES
- 36.0 CONSTRUCTION
- BANK DEBITS
- 0.9 EMPLOYMENT
- 5.6 WAGES
- + 3.7 DEPT. STORE SALES

NOT AVAILABLE	

NEWARK

- 5.7 REAL ESTATE
- 7.3 MORTGAGES
- +44.0 CONSTRUCTION
- 7.1 BANK DEBITS
- 1.7 EMPLOYMENT
- + 1.6 WAGES
- 6.1 DEPT. STORE SALES

NEW HAVEN

- 28.9 REAL ESTATE
- 29.2 MORTGAGES
- 30.0 CONSTRUCTION
- + 7.3 BANK DEBITS
- + 1.8 EMPLOYMENT
- + 2.5 WAGES
- DEPT. STORE SALES

**MANHATTAN,
N. Y.**

- REAL ESTATE
- 7.6 MORTGAGES
- +79.0 CONSTRUCTION
- +10.4 BANK DEBITS
- 1.2 EMPLOYMENT
- + 3.0 WAGES
- 3.5 DEPT. STORE SALES

NOT AVAILABLE	

ECONOMIC CONDITIONS BY CITIES

COMPARISON OF THE LAST QUARTER OF 1957 TO THE LAST QUARTER OF 1956

	DECREASE	0	INCREASE
OAKLAND	-13.8 REAL ESTATE -5.5 MORTGAGES 0.0 CONSTRUCTION +8.1 BANK DEBITS +0.2 EMPLOYMENT +2.1 WAGES -9.6 DEPT. STORE SALES		
		NO CHANGE	
OKLAHOMA	-0.2 REAL ESTATE CITY +5.2 MORTGAGES +8.0 CONSTRUCTION +2.5 BANK DEBITS -1.2 EMPLOYMENT +2.4 WAGES -4.3 DEPT. STORE SALES		+4
OMAHA	REAL ESTATE MORTGAGES -20.0 CONSTRUCTION +4.5 BANK DEBITS -0.7 EMPLOYMENT -0.1 WAGES -2.7 DEPT. STORE SALES	NOT AVAILABLE NOT AVAILABLE	
PHILADELPHIA	-15.7 REAL ESTATE -21.0 MORTGAGES -12.0 CONSTRUCTION +1.5 BANK DEBITS -0.9 EMPLOYMENT +0.3 WAGES -1.1 DEPT. STORE SALES		
PHOENIX	+14.0 REAL ESTATE +28.0 MORTGAGES +40.0 CONSTRUCTION +6.8 BANK DEBITS +7.9 EMPLOYMENT -2.8 WAGES -4.3 DEPT. STORE SALES		
PITTSBURGH	-16.7 REAL ESTATE -18.2 MORTGAGES -10.0 CONSTRUCTION -2.8 BANK DEBITS -1.1 EMPLOYMENT +4.4 WAGES 0.0 DEPT. STORE SALES		NO CHANGE
PORTLAND, ME.	-0.8 REAL ESTATE -10.0 MORTGAGES -36.0 CONSTRUCTION +1.3 BANK DEBITS -1.8 EMPLOYMENT +1.0 WAGES DEPT. STORE SALES	NOT AVAILABLE	

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ECONOMIC CONDITIONS BY CITIES

COMPARISON OF THE LAST QUARTER OF 1957 TO THE LAST QUARTER OF 1956

	DECREASE	0	INCREASE
PORTLAND, OREG.	+13.4 REAL ESTATE -7.0 MORTGAGES -27.0 CONSTRUCTION -2.6 BANK DEBITS -2.2 EMPLOYMENT +0.6 WAGES -7.0 DEPT. STORE SALES		
READING	REAL ESTATE MORTGAGES -23.0 CONSTRUCTION -2.0 BANK DEBITS -3.2 EMPLOYMENT +1.0 WAGES -0.5 DEPT. STORE SALES	NOT AVAILABLE NOT AVAILABLE	
RICHMOND	-23.2 REAL ESTATE MORTGAGES +6.0 CONSTRUCTION +1.1 BANK DEBITS +2.0 EMPLOYMENT +4.8 WAGES -2.0 DEPT. STORE SALES	NOT AVAILABLE	
RIVERSIDE	REAL ESTATE +12.8 MORTGAGES -2.0 CONSTRUCTION +4.7 BANK DEBITS +6.2 EMPLOYMENT +2.4 WAGES -6.7 DEPT. STORE SALES	NOT AVAILABLE	
ROCHESTER	-7.9 REAL ESTATE -15.4 MORTGAGES -26.0 CONSTRUCTION +11.0 BANK DEBITS 0.0 EMPLOYMENT +1.2 WAGES -3.5 DEPT. STORE SALES		NO CHANGE
ST. LOUIS	-6.2 REAL ESTATE -4.1 MORTGAGES -39.0 CONSTRUCTION +0.9 BANK DEBITS -0.4 EMPLOYMENT +2.1 WAGES -1.2 DEPT. STORE SALES		
ST. PAUL	-9.6 REAL ESTATE -14.2 MORTGAGES -44.0 CONSTRUCTION +4.0 BANK DEBITS +0.3 EMPLOYMENT +2.3 WAGES -1.3 DEPT. STORE SALES		

ECONOMIC CONDITIONS BY CITIES

COMPARISON OF THE LAST QUARTER OF 1957 TO THE LAST QUARTER OF 1956

	DECREASE	0	INCREASE
ST. PETERSBURG	+3.0 REAL ESTATE MORTGAGES +2.0 CONSTRUCTION +12.7 BANK DEBITS +10.2 EMPLOYMENT +6.5 WAGES +7.2 DEPT. STORE SALES	NOT AVAILABLE	
SALT LAKE CITY	-5.5 REAL ESTATE +0.8 MORTGAGES -25.0 CONSTRUCTION +7.9 BANK DEBITS +2.0 EMPLOYMENT +2.9 WAGES -0.9 DEPT. STORE SALES		
SAN ANTONIO	-15.6 REAL ESTATE -13.5 MORTGAGES -6.0 CONSTRUCTION +5.3 BANK DEBITS -0.6 EMPLOYMENT +6.4 WAGES -1.3 DEPT. STORE SALES		
SAN BERNARDINO	REAL ESTATE -7.8 MORTGAGES -2.0 CONSTRUCTION +1.8 BANK DEBITS +6.2 EMPLOYMENT +2.4 WAGES -6.7 DEPT. STORE SALES	NOT AVAILABLE	
SAN DIEGO	-1.9 REAL ESTATE +5.0 MORTGAGES +34.0 CONSTRUCTION +4.0 BANK DEBITS +3.7 EMPLOYMENT -2.0 WAGES -5.9 DEPT. STORE SALES		
SAN FRANCISCO	-17.2 REAL ESTATE -20.4 MORTGAGES -23.0 CONSTRUCTION -0.6 BANK DEBITS +0.2 EMPLOYMENT +2.1 WAGES -1.5 DEPT. STORE SALES		
SAN JOSE	-6.0 REAL ESTATE -0.9 MORTGAGES +26.0 CONSTRUCTION +6.9 BANK DEBITS +6.6 EMPLOYMENT +0.4 WAGES +3.0 DEPT. STORE SALES		

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ECONOMIC CONDITIONS BY CITIES

COMPARISON OF THE LAST QUARTER OF 1957 TO THE LAST QUARTER OF 1956

	DECREASE	0	INCREASE
SAVANNAH	-0.4 REAL ESTATE +32.6 MORTGAGES -6.0 CONSTRUCTION +4.7 BANK DEBITS +0.8 EMPLOYMENT +4.6 WAGES -6.0 DEPT. STORE SALES		
SEATTLE	-2.0 REAL ESTATE +2.6 MORTGAGES +11.0 CONSTRUCTION +3.6 BANK DEBITS +6.4 EMPLOYMENT +0.7 WAGES -2.1 DEPT. STORE SALES		
SOUTH BEND	-3.8 REAL ESTATE +0.3 MORTGAGES +3.0 CONSTRUCTION +3.6 BANK DEBITS +2.2 EMPLOYMENT WAGES -2.3 DEPT. STORE SALES	NOT AVAILABLE	
SPRINGFIELD, MASS.	-17.8 REAL ESTATE -22.3 MORTGAGES -22.0 CONSTRUCTION +4.2 BANK DEBITS -2.4 EMPLOYMENT -1.3 WAGES -8.0 DEPT. STORE SALES		
SPRINGFIELD, MO.	+4.1 REAL ESTATE -1.7 MORTGAGES -13.0 CONSTRUCTION +5.4 BANK DEBITS EMPLOYMENT WAGES +0.3 DEPT. STORE SALES	NOT AVAILABLE NOT AVAILABLE	
SPRINGFIELD, OHIO	-18.1 REAL ESTATE -13.9 MORTGAGES -25.0 CONSTRUCTION -9.8 BANK DEBITS EMPLOYMENT WAGES -10.0 DEPT. STORE SALES	NOT AVAILABLE NOT AVAILABLE	
STOCKTON	REAL ESTATE -10.9 MORTGAGES 0.0 CONSTRUCTION -10.4 BANK DEBITS -6.7 EMPLOYMENT 0.0 WAGES -5.9 DEPT. STORE SALES	NOT AVAILABLE NO CHANGE NO CHANGE	

ECONOMIC CONDITIONS BY CITIES

COMPARISON OF THE LAST QUARTER OF 1957 TO THE LAST QUARTER OF 1956

	DECREASE	0	INCREASE
SYRACUSE	-20.8 REAL ESTATE -18.8 MORTGAGES -37.0 CONSTRUCTION +2.8 BANK DEBITS -3.4 EMPLOYMENT +0.2 WAGES +0.8 DEPT. STORE SALES		
TACOMA	+2.6 REAL ESTATE MORTGAGES -33.0 CONSTRUCTION -7.7 BANK DEBITS -2.6 EMPLOYMENT +2.0 WAGES -11.0 DEPT. STORE SALES	NOT AVAILABLE	
TERRE HAUTE	-1.6 REAL ESTATE -4.7 MORTGAGES -21.0 CONSTRUCTION +1.2 BANK DEBITS EMPLOYMENT WAGES -6.2 DEPT. STORE SALES		
TOLEDO	-17.2 REAL ESTATE -19.6 MORTGAGES -35.0 CONSTRUCTION -1.7 BANK DEBITS -2.8 EMPLOYMENT +6.6 WAGES -7.7 DEPT. STORE SALES		
TOPEKA	-5.5 REAL ESTATE -4.9 MORTGAGES -30.0 CONSTRUCTION +9.3 BANK DEBITS +3.4 EMPLOYMENT +1.9 WAGES -6.3 DEPT. STORE SALES		
TRENTON	-0.3 REAL ESTATE -12.0 MORTGAGES +7.0 CONSTRUCTION +4.0 BANK DEBITS -0.8 EMPLOYMENT +3.9 WAGES -3.5 DEPT. STORE SALES		
TUCSON	+1.1 REAL ESTATE -8.8 MORTGAGES -23.0 CONSTRUCTION +4.9 BANK DEBITS +6.3 EMPLOYMENT WAGES -2.3 DEPT. STORE SALES		NOT AVAILABLE

ECONOMIC CONDITIONS BY CITIES

COMPARISON OF THE LAST QUARTER OF 1957 TO THE LAST QUARTER OF 1956

	DECREASE	0	INCREASE
TULSA	-10.8 REAL ESTATE -16.8 MORTGAGES -31.0 CONSTRUCTION +6.8 BANK DEBITS -3.8 EMPLOYMENT +1.3 WAGES -7.7 DEPT. STORE SALES		
WACO	-5.9 REAL ESTATE -7.5 MORTGAGES -12.0 CONSTRUCTION +5.6 BANK DEBITS +1.3 EMPLOYMENT WAGES -8.3 DEPT. STORE SALES		
WASHINGTON, D. C.	+6.3 REAL ESTATE -17.9 MORTGAGES -27.0 CONSTRUCTION +7.4 BANK DEBITS +0.8 EMPLOYMENT +3.2 WAGES -0.9 DEPT. STORE SALES		
WATERBURY	-36.0 REAL ESTATE -42.7 MORTGAGES -34.0 CONSTRUCTION -3.0 BANK DEBITS -1.8 EMPLOYMENT +5.4 WAGES DEPT. STORE SALES	NOT AVAILABLE	
WESTCHESTER CO.	-15.4 REAL ESTATE -18.9 MORTGAGES -17.0 CONSTRUCTION BANK DEBITS +1.5 EMPLOYMENT +1.2 WAGES +2.0 DEPT. STORE SALES	NOT AVAILABLE	
WORCESTER	-7.9 REAL ESTATE +4.4 MORTGAGES -10.0 CONSTRUCTION -3.5 BANK DEBITS -2.2 EMPLOYMENT -3.1 WAGES -8.7 DEPT. STORE SALES		
YOUNGSTOWN	-30.2 REAL ESTATE -0.7 MORTGAGES -17.0 CONSTRUCTION -2.6 BANK DEBITS -7.0 EMPLOYMENT -0.2 WAGES +2.7 DEPT. STORE SALES		

(cont. from page 69)

New Jersey; and Phoenix, Arizona. The lowest construction volume in relationship to the corresponding period of a year ago was in Jersey City, New Jersey, followed by Lowell, Massachusetts; Dayton, Ohio; Fall River, Massachusetts; and St. Paul, Minnesota. The average (median) drop was 17%.

BANK DEBITS TO INDIVIDUAL ACCOUNTS: These figures are available in 96 of the 98 cities. The fourth quarter of 1957 in comparison with the fourth quarter of the preceding year showed decreases in 26 cities and increases in 70.

The city with the highest percentage of increase was St. Petersburg, Florida, followed by Rochester, New York; Los Angeles, California; Denver, Colorado; and Baltimore, Maryland. The city making the poorest showing was Stockton, California, followed by Springfield, Ohio; Tacoma, Washington; Newark, New Jersey; and Galveston, Texas. The average (median) increase in bank debits was 2.6%.

EMPLOYMENT: Figures are available on employment in 88 of the 98 cities. In 49 of these cities employment decreased in the last quarter of 1957 in comparison with the same period of a year ago, and in 39 cities it increased. St. Petersburg, Florida, had the biggest percentage of increase, followed by Miami, Florida; Phoenix, Arizona; San Jose, California; and Seattle, Washington. Fresno, California, had the largest drop in employment, followed by Grand Rapids, Michigan; Youngstown, Ohio; Stockton, California; and Dayton, Ohio. The average (median) drop in the 88 cities was 0.7%.

WAGES: Wage figures are available on 79 of the 98 cities. In 64 of these cities wages were higher in the last quarter of 1957 in comparison with the corresponding period of the preceding year, and in 15 cities they were lower. The city with the largest percentage of increase was Mobile, Alabama, followed by Columbus, Ohio; Houston, Texas; Toledo, Ohio; and St. Petersburg, Florida. The area with the largest percentage of decrease was Nassau County, New York, followed by Hartford, Connecticut; Worcester, Massachusetts; Phoenix, Arizona; and San Diego, California. The average (median) increase in wages in the 79 cities was 1.9%.

DEPARTMENT STORE SALES: Of the 98 cities, figures are available in 84 on department store sales. In 18 of these cities department store sales were higher in the last quarter of 1957 than they were in the corresponding quarter of the preceding year, and in 66 department store sales were lower. The city showing the greatest gain in department store sales was St. Petersburg, Florida, followed by Cincinnati, Ohio; Minneapolis, Minnesota; Miami, Florida; and Dallas, Texas. The city showing the greatest loss in department store sales was Evansville, Indiana, followed by Tacoma, Washington; Flint, Michigan; Springfield, Ohio; and Oakland, California. The average (median) drop in the 84 cities was 3.4%.